

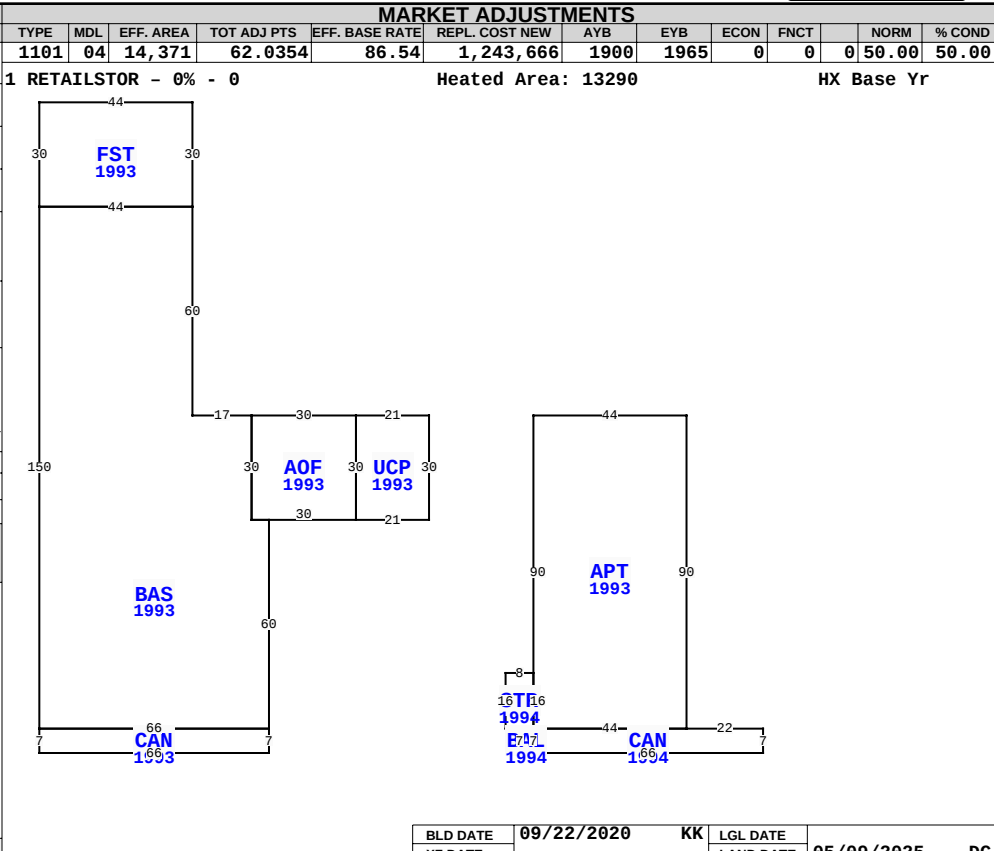


BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 60		
Exterior Wall	19	COMMON BRK 40		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 90		
Interior Wall	03	PLASTER 10		
Interior Floor	07	CORK/VTILE 60		
Interior Floor	03	CONC FINSH 40		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		8 100		
Frame	03	MASONRY 100		
Common Wall		40 100		
Story Height		13 100		
RMS		4 100		
Stories	1.5	1.5 100		
Units		0 100		
QUANTITY	03	QUANTITY LEVEL 03		
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	1290.100			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	100	1993	900	38,943
APT	3,960	100	1993	3,960	171,349
BAL	28	15	1994	4	173
BAS	8,430	100	1993	8,430	364,766
CAN	462	30	1993	139	6,015
CAN	462	30	1994	139	6,015
FST	1,320	50	1993	660	28,558
STR	128	10	1994	13	563
UCP	630	20	1993	126	5,452
TOTALS	16,320			14,371	621,833

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	22,299.00	SF	2.00	2.00	
2	0803	ASPHALT C	0	0	0	0	4,820.00	SF	2.00	2.00	
3	0425	CL FNC 8'	0	0	0	0	70.00	LF	10.65	10.65	
4	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	
6	0422	CL FNC 4'	0	0	0	0	108.00	LF	15.00	15.00	
7	0430	CL FNC 6B	0	0	0	0	650.00	LF	9.70	9.70	
8	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	
9	0423	CL FNC 5'	0	0	0	0	340.00	LF	3.43	3.43	
10	0443	STK FNC 6'	0	0	0	0	64.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0	0003	CG -	E12.00	100.00	18,534.00	SF	
2	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	51,331.00	SF	
3	002800	C	PARKNG LOT	0		CG -	C54.00	100.00	5,621.00	SF	



BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	DC
617299 BRANDIES AV, CALLAHAN				

TOTAL OB/XF											
31,242											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		938,418	
TOTAL MARKET OB/XF VALUE		48,839	
TOTAL LAND VALUE - MARKET		180,410	
TOTAL MARKET VALUE		1,167,667	
SOH/AGL Deduction		152,932	
ASSESSED VALUE		1,014,735	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,014,735	
TOTAL JUST VALUE		1,167,667	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,075,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2772	GARAGE	54,223	02/11/2005
B2592	REPAIR/RRF	0	04/11/2003
R2516	REPAIR/RRF	3,800	07/01/2002
2407	REMODEL	2,000	11/01/2001
2399	REPAIR/RRF	0	10/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2788/106	5/14/2025	SW	U	I	17
GRANTOR: APK 3 LLC					
GRANTEE: FIRST BAPTIST CHURCH					
2787/1655	5/14/2025	QC	U	V	11
GRANTOR: APK 4 LLC					
GRANTEE: APK 3 LLC					

BUILDING NOTES											
UCP=[YR=1993] W21 AOF=[YR=1993] W30 BAS=[YR=1993] W17 N60											
FST=[YR=1993] N30 W44 S30 E44 \$W44 S150 CAN=[YR=1993] S7											
E66 N7 W66 \$ E66 N60 W5 N30 \$ S30 E30 N30 \$ S30E21 N30 \$ PTR=											
E30 APT=[YR=1993] E44 S90 CAN=[YR=1994] E22 S7 W66											
BAL=[YR=1994] W4 N7 STR=[YR=1994] W4 N16 E8 S16 W4\$ E4 S7\$											
N7 E44\$ W44 N90\$ W30\$.											

FIRST BAPTIST CHURCH CALLAHAN INC
PO BOX 605
CALLAHAN, FL 32011

30-2N-25-0000-0013-0000

[illegible]

REVIEW DATE	09/22/2020	BY	KK	Total Acres:	1.71	Total Land Value:	180,410	Market:	0	Agricultural:	0	Common:	180,410	PRINTED 07/30/2025 BY SYS
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[illegible]